



State of New Jersey

THE PINELANDS COMMISSION

PO Box 7

NEW LISBON NJ 08064

(609) 894-7300

CHRISTINE TODD WHITMAN
Governor

November 13, 2000

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Nick Caiazza

New Jersey Dept. of Transportation

1035 Parkway Avenue

CN 600

Trenton, NJ 08625-0600

Please Always Refer To

This Application Number

Re: Application #91-1285.01

Route 70, Medford-Evesboro Road

and Old Marlton Pike

Medford Township

Dear Mr. Caiazza:

Enclosed is a copy of the Resolution adopted by the Pinelands Commission at its meeting on November 9, 2000. The Commission approved the proposed improvement and reconstruction of the intersection of Route 70 and Medford-Evesboro Road subject to conditions. The project must be developed in accordance with these conditions.

You may appeal the decision of the Pinelands Commission to the Appellate Division of Superior Court. Such an appeal must be filed within 45 days.

If you have any questions, please call me.

Sincerely,

Annette M. Barbaccia

Executive Director

AMB/mw

cc: Secretary, Medford Township Planning Board
Medford Township Environmental Commission
Secretary, Burlington County Planning Board
Barbara Fegley

Enclosure: Resolution, ROA for Public Development
<http://www.state.nj.us/pinelands/>

E-mail: Info@njpines.state.nj.us

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Governor

REPORT ON AN APPLICATION FOR PUBLIC DEVELOPMENT

October 20, 2000

Applicant: Nick Caiazza
New Jersey Department of Transportation
1035 Parkway Avenue
CN 600
Trenton, NJ 08625-0600

Application: #91-1285.01

Location: Route 70, Medford Evesboro Road and
Old Marlton Pike
Medford Township

FINDINGS OF FACT

This application is for the improvement and reconstruction of the intersection of Route 70 and Medford-Evesboro Road in Medford Township. Old Marlton Pike intersects with Medford Evesboro Road a short distance from the intersection with Route 70 at the southern boundary of the Route 70 right-of-way. The overall intersection forms a boundary of the Pinelands Area. The northern edge of the right-of-way of Route 70 and the northwestern edge of the right-of-way of Old Marlton Pike forms the Pinelands Area boundary in this area. The easterly portion of the intersection is located in a Regional Growth Area in the Pinelands Area. The westerly portion of the intersection and roadway approaches are located outside of the Pinelands Area.

The existing intersection is skewed at an acute angle and does not provide free right turn movements. The applicant states that the intersection approaches have approached their capacity and levels-of-service are failing. As a result traffic backs up over one mile on the approaches to the intersection. The proposed improvements include widening of the roadway pavement to provide for left turn lanes. Medford Evesboro Road will be slightly realigned. In addition, modifications to the intersection of Old Marlton Pike and Medford Evesboro Road will be constructed.

The parcel has been inspected by a member of the Commission's staff. In addition, the appropriate resource capability maps and data available to the staff have been reviewed.

A cultural resource survey was prepared for the project. Based upon a review of available information and the results of test excavations, it was concluded that a portion of the project area includes the site of a farmhouse erected ca. 1821 and demolished in the 1940s. Artifacts consisting

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primarily of household ceramics and glass, but including faunal remains, farm and household implements and construction materials were recovered. The artifacts have been recorded in accordance with N.J.A.C. 7:50-6.156(c)3.iii through the filing of the cultural resource report. This satisfies the requirements for recordation as the appropriate treatment of the resource pursuant to N.J.A.C. 7:50-6.156(a)2 and therefore, a Certificate of Appropriateness is not required.

The project will be located within existing paved, grass and some lightly wooded areas. Portions of the intersection improvements will be located on and within 300 feet of wetlands. The project will result in the disturbance of 0.171 acres of wetlands in the Pinelands Area. Additional wetlands will be disturbed outside of the Pinelands Area.

The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in wetlands or wetlands buffers or that will result in a less significant adverse impact on wetlands. The proposed development is a modification of existing roadways. The proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands. The applicant has demonstrated that the need for the intersection improvements overrides the importance of protecting the wetlands. The improvements are necessary to reduce traffic congestion and provide safe roadway conditions.

The storm water drainage system is designed so that there will be no increase in the rate of runoff generated by the proposed development from a 2 year, 10 year and 100 year storm, each of a 24 hour duration, following the proposed development than occurred prior to the proposed development. The stormwater drainage system is also designed to retain and infiltrate the volume of stormwater runoff from the net increase in impervious surfaces generated by a 10 year, 24 hour duration storm. The applicant will be constructing a retention basin.

With the conditions recommended below, the proposed development will be consistent with all the management standards contained in Subchapter 6 of the Plan.

The applicant has provided the requisite public notice. The Pinelands Commission has not received any public comments concerning the application.

CONCLUSION

The proposed intersection improvements are permitted uses in a Regional Growth Area (N.J.A.C. 7:50-5.28(a)). If the following conditions are imposed, the proposed development will be consistent with the management standards contained in Subchapter 6 of the Comprehensive Management Plan.

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission approve the proposed development with the following conditions:

1. Except as modified by the below conditions, the proposed developments shall adhere

to the plans, consisting of 135 sheets (portions of the proposed development are located outside of the Pinelands Area), prepared by the New Jersey Department of Transportation and dated October 6, 2000.

2. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands.
3. Disposal of any construction debris or excess fill in the Pinelands Area may only occur at a licensed facility approved by the Pinelands Commission.
4. Landscaping shall adhere to the requirements of the Comprehensive Management Plan.
5. The stormwater system shall be inspected each fall, spring and after each major storm event. The facilities shall be cleaned and maintained as necessary to ensure proper functioning.
6. Prior to any disturbance in any wetland area, the applicant shall obtain authorization pursuant to a Freshwater Wetlands Statewide Individual Permit.

APPEAL

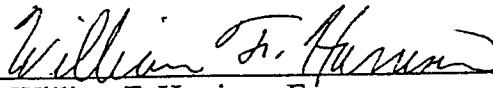
Any interested person may appeal the Executive Director's determination on this application to the Commission. The appeal must be made within 18 days of the date of this letter by giving notice, by Certified mail, of the appeal to the Pinelands Commission. Said notice shall include:

1. the name and address of the person requesting the appeal;
2. the application number;
3. a brief statement of the basis for the appeal; and
4. a certificate of service, (a notarized statement), indicating that service of the notice has been made by Certified mail, on:
 - a. the applicant (unless the applicant is requesting the appeal);
 - b. Secretary, Medford Township Planning Board;
 - c. Medford Township Environmental Commission;
 - d. Secretary, Burlington County Planning Board.

Any appeal will be referred to the Office of Administrative Law for a hearing. If no appeal is received within 18 days of this letter, the Pinelands Commission will act on this application at its

meeting on November 9, 2000. At this meeting, the Commission may either approve the determination of the Executive Director or refer the application to the Office of Administrative Law for a Hearing.

Recommended for approval by:



William F. Harrison, Esq.

Assistant Director

WFH/TD